179.0	0002	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	708,200 /	708,200
USE VALUE:	708,200 /	708,200
ASSESSED:	708,200 /	708,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
223		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RANZ WILLIAM AUSTIN
Owner 2:	RANZ ALLISON ELIZABETH
Owner 3:	
Street 1:	223 SYLVIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HUNT PETER K -
Owner 2:	WHALEN MAUREEN E -
Street 1:	223 SYLVIA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .152 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 1728 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6624.000	275,100		433,100	708,200
Total Card	0.152	275,100		433,100	708,200
Total Parcel	0.152	275,100		433,100	708,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.84 | /Parcel: 409.84

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
121335			07/19/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 179.0-0002-0011.0

!14061!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	275,100	0	6,624.	433,100	708,200		Year end	12/23/2021
2021	101	FV	265,800	0	6,624.	433,100	698,900		Year End Roll	12/10/2020
2020	101	FV	265,600	0	6,624.	433,100	698,700	698,700	Year End Roll	12/18/2019
2019	101	FV	234,300	0	6,624.	426,900	661,200	661,200	Year End Roll	1/3/2019
2018	101	FV	234,300	0	6,624.	327,900	562,200	562,200	Year End Roll	12/20/2017
2017	101	FV	234,300	0	6,624.	309,400	543,700	543,700	Year End Roll	1/3/2017
2016	101	FV	234,300	0	6,624.	284,600	518,900	518,900	Year End	1/4/2016
2015	101	FV	219,900	0	6,624.	266,000	485,900	485,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:16:04

LAST REV

Date	Time
07/16/20	11:10:10
mmcmakin	

TAX DISTRICT

PAT ACCT. 14061

USER DEFINED

Prior Id # 1:	121335
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUNT PETER K,	74783-208	1	5/29/2020		805,000	No	No		
DUGGAN TIMOTHY	30949-421		12/1/1999	Family	318,000	No	No		
	8480-446		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/23/2010	2331	Manual	2,300					WOOD STOVE
9/17/2004	894	Re-Roof	4,000	C				
5/27/2002	391	Addition	25,000	C		G4	GR FY04	ADD 7X12 TO SUNROO

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2020	SQ Mailed	MM	Mary M
7/19/2018	MEAS&NOTICE	BS	Barbara S
11/14/2008	Meas/Inspect	189	PATRIOT
12/21/1999	Meas/Inspect	264	PATRIOT
7/21/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6624		Sq. Ft.	Site		0	70.	0.93	6									433,105						433,100	

Total AC/HA:	0.15207	Total SF/SM:	6624	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	433,105	Spl Credit		Total:	433,100

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	3 - Concrete
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	1.02989697
Adj $ / SQ:	152.940
Other Features:	77300
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	373779
Depreciation:	98678
Depreciated Total:	275101

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

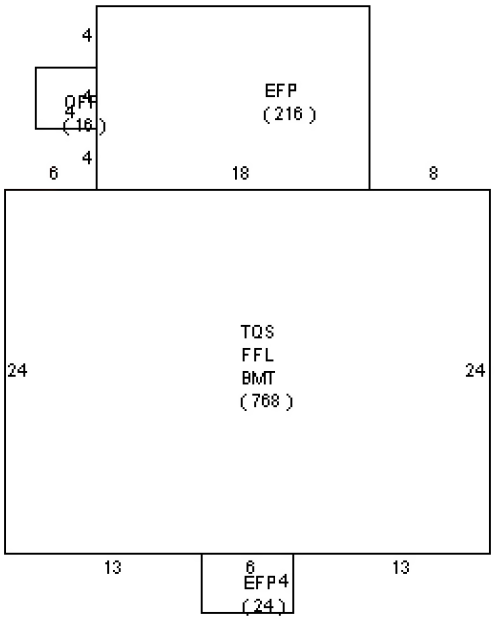
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	168.23
Special Features:	0	Val/Su Net:	116.17
Final Total:	275100	Val/Su SzAd	204.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	60.790	46,689
FFL	First Floor	768	152.940	117,458
TQS	3/4 Story	576	152.940	88,093
EFP	Enclos Porch	240	39.720	9,533
OFP	Open Porch	16	45.320	725

Net Sketched Area:	2,368			Total:	262,498
Size Ad	1344	Gross Area	2560	FinArea	1728

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 179.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	FR	1975	0.00	T	44	101						
2	Frame Shed	D	Y	1	6X6	A	AV	1990	0.00	T	23.2	101						

More: N	Total Yard Items:		Total Special Featues:		Total: